

Fitzgerald and Ben Hill County Development Authority
Board of Directors Meeting
October 9th, 2024

Present

Lawton Tinley
Jason Dunn
Justin Smith
Steve Taylor
Jason Holt
Corey Gibbs
Kyle Cook
Kathy Young
Christina Justice
Mike Dinnerman
Christine Cook
Hal Wiley

Absent

Other

Tara Smith

Chairman, Lawton Tinley called the October 9, 2024, meeting to order at 12:22 pm.

Minutes from the September 2024 meeting were reviewed. Steve Taylor made a motion to approve. Jason Holt seconded the motion. The motion was carried unanimously.

Christina Justice presented the financials for September 2024. 2024 Revenues to date were reported to \$408,886.11 with Development Authority Regular Operating Expenses recorded at \$402,832.50. An additional \$150,000 CD was opened at Colony Bank at 4.75% interest.

September 2024 financials were reviewed. Justin Smith made a motion to approve. Steve Taylor seconded the motion. The motion was carried unanimously.

Executive director, Jason Dunn gave the following report:

Product Development/Property Acquisition/Building and Land:

- Peachtree Business Park construction bids were received on September 24, 2024. The low bid from Griffin Grading & Concrete was \$292,000 over the projected construction budget of \$1.5Million. Statewide Engineering has value-engineered the plans and made adjustments to the road width and asphalt thickness to bring the project to \$1.56 million +/- . Dunn is suggesting we give VLS Recovery a few more weeks to determine if their expansion will need the entire tract. Should they, Dunn recommends approving the revised construction cost and moving forward with the development.
- Forward Fitzgerald GRAD site: Dunn advised the board on a new program established by the GA Department of Economic Development and GA Department of Community Affairs which allows development authorities to apply for grant funding to further improve industrial sites. Dunn is planning on applying for funding to grade the Forward Fitzgerald site and will begin due diligence work to do so.

Prospecting/Networking/Relationship Building/Recruitment:

- Dunn reported on a possible data center project that he'll be working in collaboration with Fitzgerald Utilities.

Retention/Recruitment & Existing Industry:

- Project Leonidas: Dunn has offered 107 acres on Seaboard Rd to Mana Nutrition for the next phase of their growth in Fitzgerald.

Community Development/Regional Projects:

- UGA Propel/Downtown Renaissance meeting will be rescheduled for November.

Other Updates:

- Dunn gave an update on how our industries fared during Hurricane Helene, solutions to be implemented at the Mill Tech Park fiber hut, and hurricane relief efforts.
- Corey Gibbs invited everyone to Community Bank's Friday cook out.

There being no further business, the meeting was adjourned at 1:04 pm.

Respectfully submitted,
Tara Smith